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HYDERABAD, MONDAY, OCTOBER 8, 2018.

**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**  
**(Plg.I(1))**

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM WORK CENTRE USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT NADERGUL (V), SAROORNAGAR (M), RANGA REDDY DISTRICT.

*[Memo No. 7042/Plg.I(1)/2018-2, Municipal Administration & Urban Development (Plg.I(1), 6th October, 2018.]*

The following draft variation to the land use envisaged in the notified Master Plan of HADA Area vide G.O.Ms.No. 287, MA, dt:03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Hyderabad - 500 022.

**DRAFT VARIATION**

The site in Sy.Nos: 623/P, 624/P, 625/P, situated at Nadergul (V), Saroornagar (M), Ranga Reddy District to an extent of 119382.26 Sq.Mtrs. which is presently earmarked for Work Centre Use zone in the notified Master Plan of HADA Area vide G.O.Ms.No.287, MA, dt: 03-04-2008, is now proposed to be designated as Residential use zone, subject to handing over area falling in FTL/Buffer(0.13 Gts) and **subject to following conditions:-**

- a) The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

- e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- k) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- l) The change of land use shall not be used as the proof of any title of the land.
- m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- p) The applicant shall comply the conditions mentioned in G.O.Ms.No. 168, MA & UD, dt:07-04-2012 with respect to HT line passing through the site under reference.
- q) Applicant shall comply the condition mentioned in the NOC issued by the Irrigation and Revenue Department.

#### **SCHEDULE OF BOUNDARIES**

**NORTH :** Sy.Nos. 625/P, 624/P

**SOUTH :** Sy.No. 619

**EAST :** Sy.Nos. 622 & 623/P

**WEST :** Sy.Nos. 613 & 624/P

**ARVIND KUMAR,**  
*Principal Secretary to Government.*

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